

018.0

0002

0009.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

846,600 / 846,600

USE VALUE:

846,600 / 846,600

ASSESSED:

846,600 / 846,600


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
4		CABOT RD, ARLINGTON

Legal Description							User Acct
							12532
							GIS Ref
							GIS Ref
							Insp Date
							02/07/09

## OWNERSHIP

Unit #:

Owner 1: POWERS JAMES E JR	
Owner 2:	
Owner 3:	
Street 1: 4 CABOT ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Aluminum Exterior and 2311 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	
Flood Haz:	
D	
s	
t	

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6166		Sq. Ft.	Site		0	85.	0.98	2									514,236						514,200	

PREVIOUS ASSESSMENT										Parcel ID		USER DEFINED						
										018.0-0002-0009.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date								
2022	101	FV	332,400	0	6,166.	514,200	846,600		Year end	12/23/2021								
2021	101	FV	322,500	0	6,166.	514,200	836,700		Year End Roll	12/10/2020								
2020	101	FV	322,500	0	6,166.	514,200	836,700		836,700 Year End Roll	12/18/2019								
2019	101	FV	255,900	0	6,166.	665,500	921,400	921,400	Year End Roll	1/3/2019								
2018	101	FV	255,900	0	6,166.	423,500	679,400	679,400	Year End Roll	12/20/2017								
2017	101	FV	255,900	0	6,166.	387,200	643,100	643,100	Year End Roll	1/3/2017								
2016	101	FV	255,900	0	6,166.	314,600	570,500	570,500	Year End	1/4/2016								
2015	101	FV	249,800	0	6,166.	314,600	564,400	564,400	Year End Roll	12/11/2014								

SALES INFORMATION										TAX DISTRICT		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price		V	Tst	Verif	Notes						
A	809-79		1/1/1901							No	No	N					

BUILDING PERMITS										ACTIVITY INFORMATION								
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name						
12/8/2016	1519	Re-Roof	11,100	C					2/7/2009	Meas/Inspect	197	PATRIOT						
5/9/2005	348	New Wind	3,950	C					9/30/1999	Meas/Inspect	243	PATRIOT						
									10/1/1981		MM	Mary M						

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 6	Colonial			Full Bath: 1	Rating: Good												
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1	- Concrete			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good												
Prime Wall: 3	- Aluminum			A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good												
Color: GREY				A Kits:	Rating:												
View / Desir: k	- Kelwyn Manor			Fpl: 2	Rating: Average												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: C - Average				<b>CONDOS INFORMATION</b>													
Year Blt: 1939	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>													
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%											
Prim Int Wal: 2	- Plaster			Functional:		%											
Sec Int Wall:		%		Economic:		%											
Partition: T	- Typical			Special:		%											
Prim Floors: 3	- Hardwood			Override:		%											
Sec Floors: 4	- Carpet	25%	Total: 26.4 %														
Bsmt Flr: 4	- Carpet			<b>CALC SUMMARY</b>													
Subfloor:				Basic \$ / SQ: 130.00													
Bsmt Gar:				Size Adj.: 1.23333335													
Electric: 3	- Typical			Const Adj.: 1.00749993													
Insulation: 2	- Typical			Adj \$ / SQ: 161.536													
Int vs Ext: S				Other Features: 91311													
Heat Fuel: 2	- Gas			Grade Factor: 1.00													
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 451618													
% Com Wal	% Sprinkled			Depreciation: 119227													
				Deprecated Total: 332391													
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:					
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 018.0-0002-0009.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N				Total Yard Items:				Total Special Features:				Total:					